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Here are a few key advantages and opportunities:

- The current maximum density is maintained, and allows the property owner to achieve highest profitability.
- When people buy property in a subdivision, they don't get just two acres, they get a whole preserve to use for their recreation. It preserves our heritage and future land use.
- Conserves natural resources while allowing for development
- Creates a flexible solution for workplace housing and/or high income neighborhood
- Increases value of property

Who it benefits?

The seller, the buyer (developer), the property owner, the neighbor, the town, and the wildlife

Produced by the Comprehensive Plan Implementation Committee of the Town of Harpswell, Maine

Town of Harpswell Conservation Subdivision Sketch

The Harpswell Comprehensive Plan Implementation Committee wants to explain to voters the advantages of conservation subdivisions for our town. The goal for this initiative is to shape new construction that will enhance the quality of our town in a cost effective manner. Part of our process is to include the voice and opinion of the townsfolk.

This exercise is a process with example sketches, depicting how a conservation subdivision ordinance would shape a housing solution that balances growth and development with the natural environment.

We are looking for
your feedback.

ADDITIONAL INFO

www.harpswell.maine.gov

Navigate to the "Boards & Committees" section and find "Comprehensive Plan Implementation Committee"

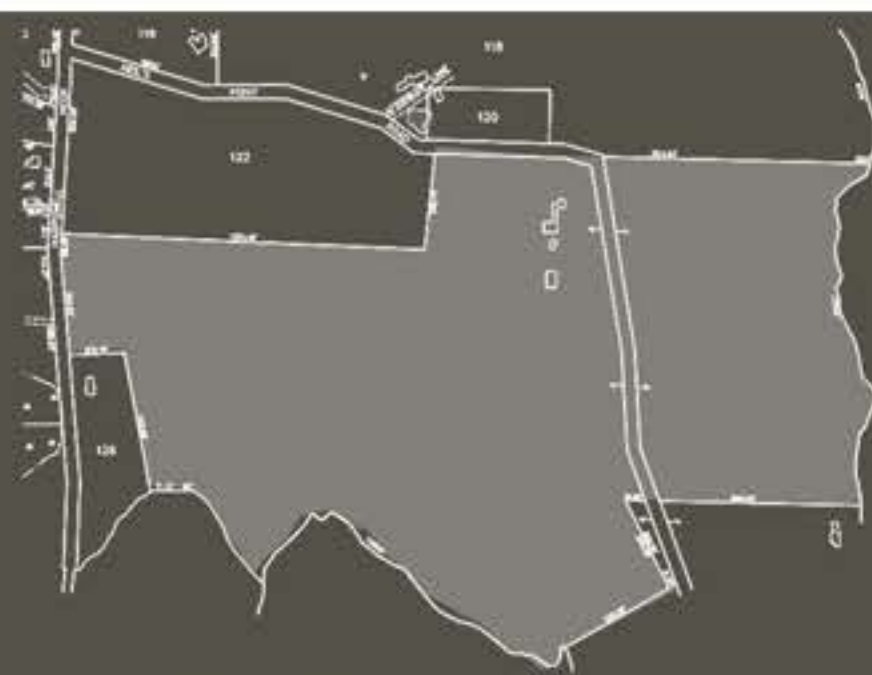
FEEDBACK, QUESTIONS, COMMENTS

can be given to –

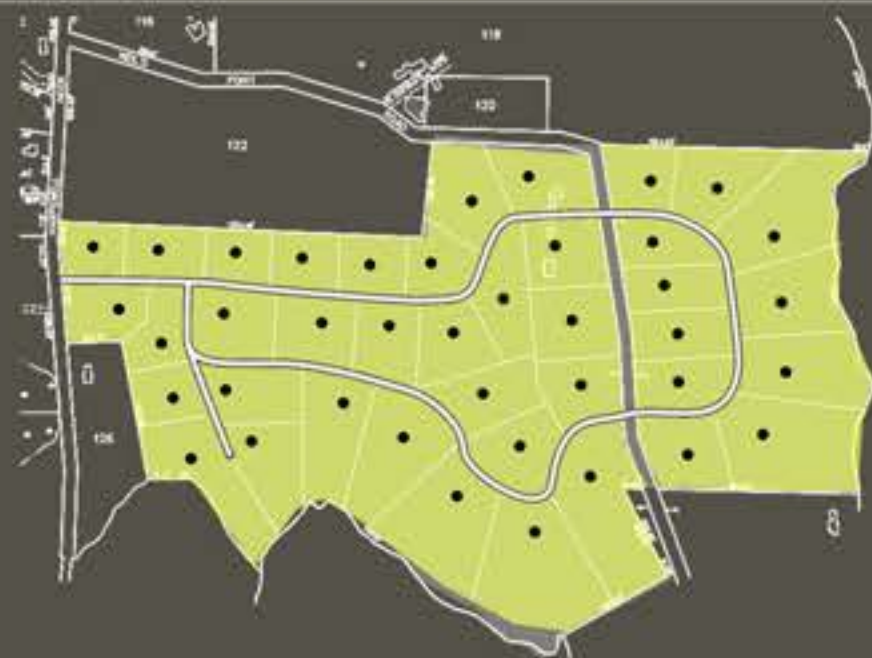
Carol (Tukey) Eyerman – Town Planner
ceyerman@town.harpswell.me.us ph: 833-5771

Burr Taylor – Chair of CPIC
burrtaylor2@gmail.com ph: 725-2802

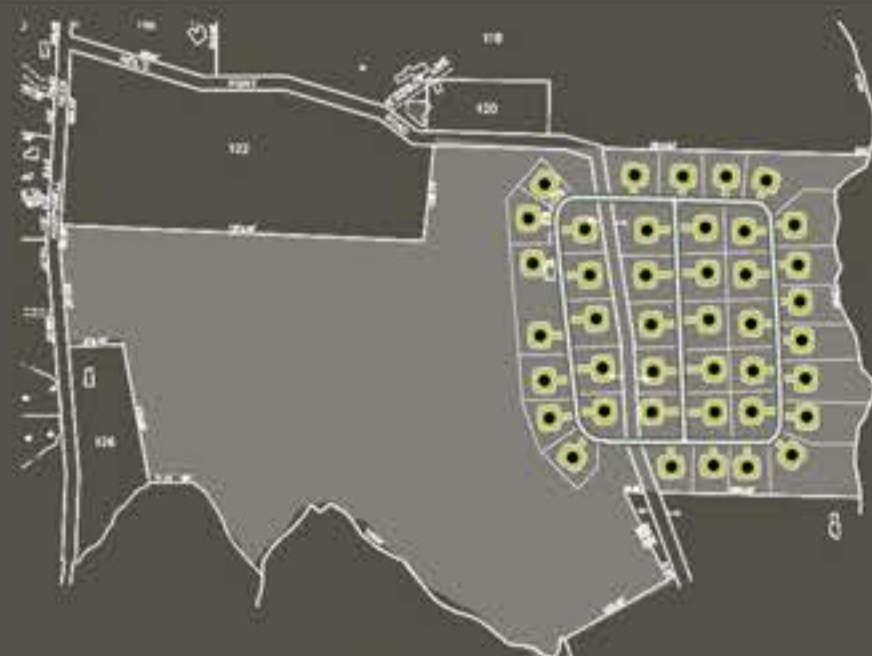




Two Coves Property



2 Acre Zone Traditional



Cluster



Conservation Subdivision

To make the concept of conservation subdivision clearer, we received permission to use 2 Coves Farm as an example of various kinds of development. It is not for sale.

Below is an example of a conservation subdivision exercise that is fictitiously using Two Coves Farm to portray how a conservation subdivision could develop.

2 Acre Zone Traditional example dices up the property without any considerations for conservation and community.

Cluster example creates conserved land but does not do so in a thoughtful and integrated way.

Conservation Subdivision obtains the same density as the other 2 options and offers an integrated community that would be cost effective, preserves the land, and creates integrity.

* DENSITY IS THE NUMBER OF LOTS PER ACRE PER PARCEL

THIS EQUAL DENSITY* ALLOWS THE "**CONSERVATION SUBDIVISION**" TO BE AS PROFITABLE OR MORE SO, AS WELL AS ATTRACTIVE TO THE TOWN.

There are several key steps in the process of creating a conservation subdivision. After determining the yield or maximum density, a team (including the buyer, the planning board, the sellers, the neighbors) walks the property to identify features to preserve such as a stone wall, a grove of hard wood trees, a tidal tributary, a historical farm, a scenic view and so on. Then a potential development area is defined. Within the potential development area the houses are planted, then roads are added to connect the properties. Nature trails can be added to run throughout the site.

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IN THIS EXAMPLE, THE TEAM IDENTIFIED OPEN FIELDS, FARMHOUSE, AND SECONDARY CONSERVATION FEATURES AS NOTED BELOW.



Diagram depicting a potential successful **Conservation Subdivision**.